



Submitter No.10

Form 5

Submission on a notified proposal for Private Plan Change 84 – Mangawhai Hills Limited

Clause 6 of Schedule 1, Resource Management Act 1991

Submitter details

(Please note that any fields with an asterisk () are required fields and must be completed)*

First name* Deborah

Surname* Bolton

Agent (if applicable)

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Email address for Agent (if applicable)

Please select your preferred method of contact*

X

By email

By post

Correspondence to*

X

Submitter (you)

Agent

Both

Submission on application

This is a submission on a private plan change

Please complete this form if you wish to make a submission to a current plan change that is open for submissions.

Plan change number: **PPC84**

Plan change name: **Mangawhai Hills Limited**

The purpose of the plan change is to rezone the location to a Residential Zone. The key features of the plan change are:

- Rezone 218.3 hectares of land between Tara Road, Cove Road, Moir Road, and Old Waipu Road in Mangawhai
- The creation of a Mangawhai Development Area with core provisions, that, to protect ecological features, promote high-quality urban design, provide open space and connectivity; and
- Any necessary consequential amendments to the Operative Kaipara District Plan provisions.

Trade competition and adverse effects (select one of the following options) *

I could I could not gain an advantage in trade competition through this submission.

If you ticked 'I could' above, please answer this question by selecting one option below:

I am I am not directly affected by an effect of the subject matter of the submission

that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

Note:

If you are a person who could gain an advantage in trade competition through making a submission on PPC84 you may only make a submission if you are directly affected by an effect of PPC84 that adversely affects the environment; and does not relate to trade competition of the effect of trade completion: Clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Would you like to present your submission in person at a hearing?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
If others make a similar submission, will you consider presenting a joint case with them in the hearing?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

Please complete a line for every submission point, adding as many additional lines as you need.

Note: This form is intended for brief submission only, if you wish to provide us with more in-depth content, please do this on a separate page and attach it to this form when returning it to us.

The specific provisions of the proposal that my submission relates to (e.g. provision number, map)	Do you: <ul style="list-style-type: none"> Support? Oppose? 	What decision are you seeking from Council? Select which action you would like: <ul style="list-style-type: none"> Retain Amend Add Delete 	Reasons
Example: Zoning	Example: Support	Example: Retain zoning for proposal	Example: Supports the growth of Mangawhai
See attached			

Your signature: Date:

(A signature is not required if you make your submission by electronic means.)

Please return this submission form and any attachments **no later than 5pm Tuesday 26 September 2023** to Kaipara District Council by:

Posting to: Kaipara District Council, Private Bag 1001, Dargaville 0340

Email to: planchanges@kaipara.govt.nz or

Hand-deliver to: Kaipara District Council, 32 Hokianga Road, Dargaville or 6 Molesworth Drive, Mangawhai

PRIVACY ACT NOTE: Please note that all information provided in your submission is considered public under the Local Government Official Information and Meetings Act 1987 and may be published to progress the process for the private plan change and may be made publicly available.

Submission on a notified proposal for Private Plan Change 84 – Mangawhai Hills Limited



Debbie Bolton <debbie_5691@yahoo.co.nz>
To: Plan Changes

Reply Reply All Forward

Mon 25/09/2023 11:24 am

Follow up. Completed on Monday, 25 September 2023.
You replied to this message on 25/09/2023 11:40 am.
If there are problems with how this message is displayed, click here to view it in a web browser.

PPC84 Form 5 Submission Form (3).docx 127 KB
Mangawhai Hills 1.docx 40 KB
Map.pdf 1 MB

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Hi

Please see attached my submission opposing part of the proposed plan changes.

Fyi in the map I attach the area shaded green is the wetland space I believe should be further developed as wetland. This map also shows the paper road I refer to.

I wish to be kept informed by email.

Regards




Debbie Bolton

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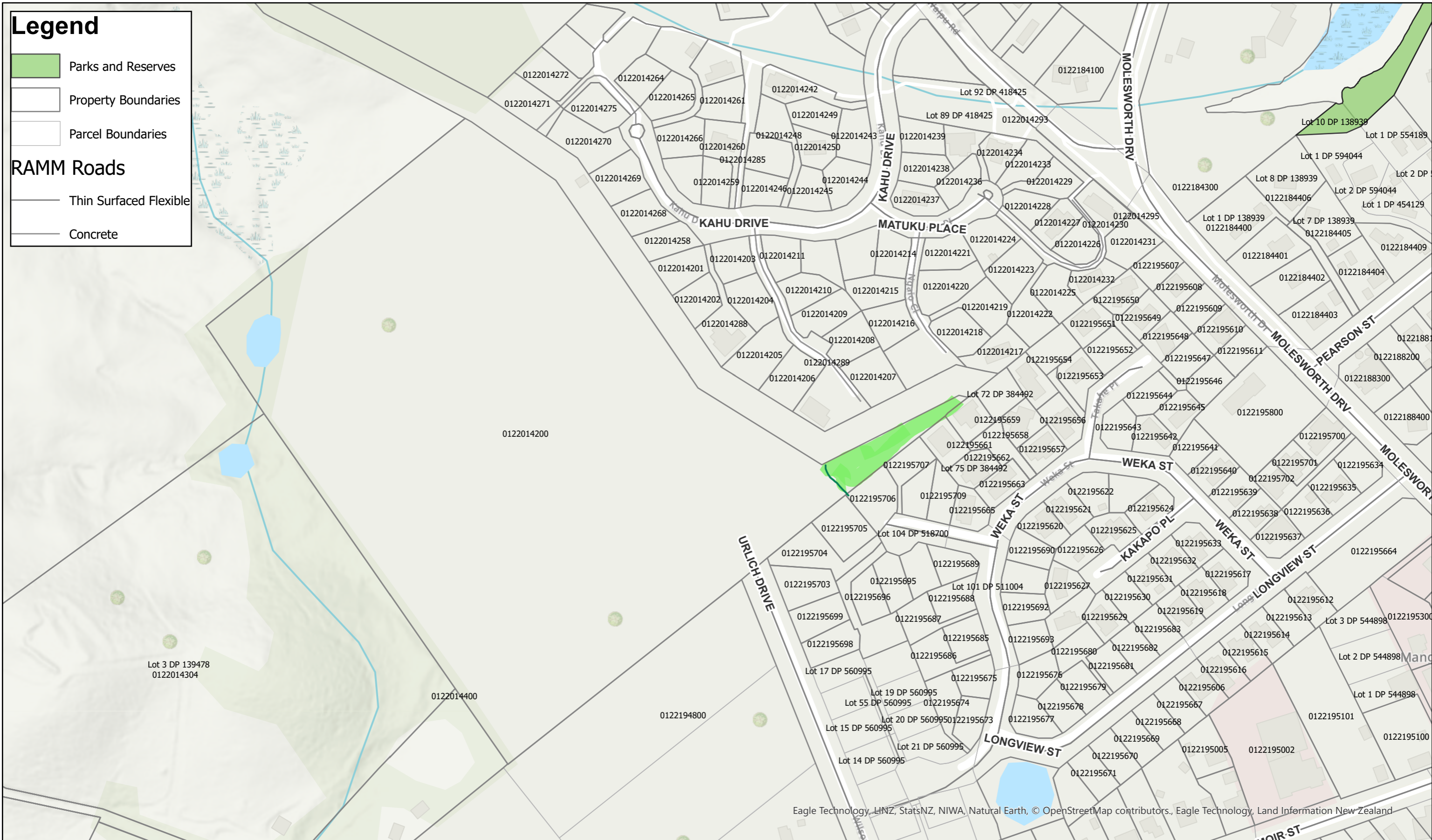
Local Maps Print

Legend


-  Parks and Reserves
-  Property Boundaries
-  Parcel Boundaries

RAMM Roads

-  Thin Surfaced Flexible
-  Concrete



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Scale: 1:2,403
Original Sheet Size: A3

Projection: NZGD 2000 New Zealand Transverse Mercator
Bounds: 1740698.427442E 6001434.160566N
1741672.999553E 6000862.49188N

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**Subject: Mangawhai Hills Limited, Private Plan Change PPC84
Deborah Bolton, 7 Ngaio Close, Mangawhai.**

**Submission Point 10.1
Submission Point 1)**

Oppose – The land owned by Causeway Church being re zoned as residential

Reason – The Causeway Church have not provided any detail of proposed land use or subdivision.

Residents of Vista Verano will be quantumly impacted by the proposed construction of a large format building, some 2400m² being built to accommodate 550 people in auditorium, have childcare facilities, kitchens, and community rooms.

This on its own will create significant traffic, and potential noise pollution to neighbouring properties.

Re-zoning the land from rural to residential will have an even greater impact to adjoining properties. It is not reasonable for affected parties to consider a zone change without being provided a detailed proposal from Causeway Church. This should include information such as intended lot sizes, projected number of dwellings, greenspaces, areas of land that will be built on, areas that will be protected etc (Similar to what MHL have provided for the area they will be developing)

There is already high-density housing in Vista Verano, Longview subdivision, and the Village.

In respect of the triangle of land the runs from the brow of the hill down to the Vista Verano and Fantail way borders.

Houses along Fantail Way boundary and affected parties on Weka St, that adjoin the proposed development could be severely affected, if any building is to be allowed in this area. Due to the contour of the land, they would be shadowed, lose sun, and privacy. This would cause a significant loss in enjoyment and value for resale.

Due to the contour of the land in this triangle and the fact there are also natural springs on the land, there is already significant runoff. The addition of housing in this area, having more non permeable surfaces would adversely affect lower lying adjacent properties. The area should be preserved as wetland.

I would also like the Causeway Church to advise how they could address the issue of connecting to Storm water or sewerage without going through existing properties. To do so would obviously need approval from affected parties and creation of easements etc which would be unattractive to residents of Vista Verano, especially given the access ways are privately owned.

Relief sought –Causeway Church land should remain under its current rural zoning until such time they submit their own detailed plan for consideration. Any development on their site should be separated from the existing developments. No development or change of use should be allowed on the **existing paper road** (along the 2 boundaries of Vista Verano, this area should remain greenspace.

The wetland should be further developed in the lower lying unplanted triangle area of the land between Vista Verano and Fantail Way, to mitigate the existing issues with existing underground springs water run-off.

Submission Point 10.2

Submission Point 2)

Oppose – allowing the Paper Road to be built on, or to be re-zoned.

Reason - The existing paper road bordering Vista Verano and Longview subdivision is landlocked. This seems to have occurred when KDC had previously allowed development/subdivision of the lower portion of the paper road, where it would have joined onto Molesworth Drive. As it is now landlocked dwellings adjacent to those sites had a reasonable expectation it could not and would not be built on. Homes on the boundaries currently enjoy extensive green space.

The Vista Verano subdivision has 3 pedestrian access point to the Paper Road. This access should not be removed. This gives the wider public access to the existing Paper Road, with the benefit of 360 views of the estuary, to the Dune, to the ocean and of the town. For the good of all residents the Paper Road should be retained as public greenspace area. It is of detriment to the wider public to becoming housing.

The Paper Road is also an important Public Safety area that should be retained for public use, as in the Tsunami warning 15 Mar 2021, a number of vehicles, and many people from the low-lying areas of Mangawhai used the paper road as their evacuation zone.

Rezoning of land and allowing paper road to become residential could adversely affect a native bird population. Which includes Tui, Kaka Grey Warbler, Rifleman, Fantail, Wax eye, Heron, Skylark (breeding ground for skylark is on the paper road), Blackbird, Kingfisher, Quail, & Pheasant (exotic), who all inhabit the area.

The MHL proposal mentions 'looking after our own' that might be true for the proposed lots within the MHL subdivision, but it is not true for the potential impact on Vista Verano & surrounding subdivisions if the paper road is to be re-zoned as potential residential. If council were to allow the re-zoning of paper road to residential it significantly affects the values in a detrimental way to all those homes bordering it.

Relief sought - Retain Paper Road in its entirety as greenspace. Retain existing planting. Create a densely vegetated buffer between the proposed development and the top of the existing Vista Verano subdivision. This is proposed to create a visual and sound buffer between the new development and existing residential dwellings. The greenspace should include a walking track to allow continued connectivity for pedestrians to existing and new developments.

Submission Point 10.3

Additional Questions/Points:

- 1) Are there any conflicts of interest, relationships that should be disclosed between any member of the Causeway Church site, including all interested parties and or the Mangawhai Hills Ltd and KDC? Including persons that may be in more than one of these entities, or have close relationship with others that may create a conflict of interest, or be of concern to the public?
- 2) Please advise at what stage through the process is the Causeway Church Resource Consent? Is this going to be a notified consent allowing affected parties to have the opportunity to review and give feedback? At what stage would that happen?
I appreciate some of my comments may relate more to Resource Consent, but I do what them on record.